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Birkdale Close
Pedmore, Stourbridge

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2 Birkdale Close, Pedmore, Stourbridge DY8 2LL

Location, location, location – they don't come much better, highly desirable cul-de-sac and fantastic opportunity for a much improved, re-appointed and extended 4 Bedroom Detached Family Home where early inspection is essential.

Originally built by Lovell Homes in the mid 1980's as part of The Links development, adjacent to Stourbridge Golf Club, the property is well situated towards the bottom of Melrose Avenue, at this much sought after address, leading off Love Lane, close to Lea Vale Playing Field – home of Oldswinford Cricket Club, well placed for Mary Stevens Park and in a great location for amenities, important local schools, Oldswinford & Stourbridge Town, together with Stourbridge Railway junction and excellent road links to the M5 Motorway and beyond.

With gas central heating, double glazing and comprising: Reception Hall, refitted Guest Cloakroom, Office/Gym, Lounge with media wall, Dining Room opening to Garden/Family Room, refitted Kitchen, refitted Utility Room, Landing, 4 excellent Bedrooms (Bedroom 1 with range of wardrobes and refitted En-Suite) and refitted Bathroom. The property further benefits from a Garage, off road Driveway parking and Rear Garden.

OVERALL, THIS IS A MUCH IMPROVED, MODERN FAMILY HOME IN A DESIRABLE LOCATION AND VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE ITS SIZE, LAYOUT AND MOVE IN CONDITION.

On the Ground Floor, there is a Canopy Entrance with composite double glazed front door opening to the Reception Hall having Karndean floor, stairs to first floor with spindle balustrade and doors leading off.

There is a refitted Guest Cloakroom having a white suite with WC, basin with grey gloss vanity, cupboard below, Porcelanosa part tiled walls and floor, grey radiator and obscure UPVC double glazed window to front.

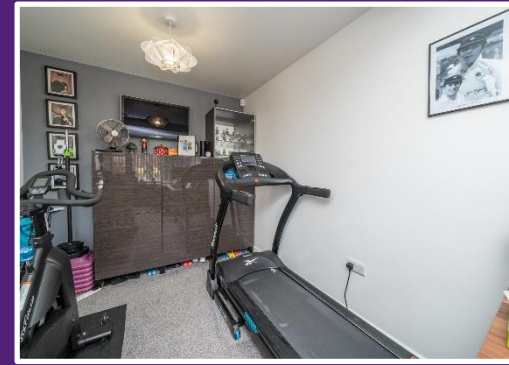
There is a good size Office/Gym with UPVC double glazed front window.

The Lounge features a media wall having inset colour changing electric fire, built-in cupboards and shelving with recessed lights, UPVC double glazed bay window to front and glazed doors to the Dining Room.

There is a Dining Room in the middle having Karndean floor and door access to Kitchen and wide opening to the rear Garden/Family Room having a vaulted ceiling with 4 Velux double glazed roof windows, rear UPVC double glazed window, Karndean floor and UPVC double glazed side doors to Garden.

The refitted Kitchen has a range of grey shaker style wall and base cupboards, white star quartz, worktops and upstands, sink and mixer tap, Rangemaster range cooker **(not included in the sale, but may be available to purchase separately by negotiation)**, with Rangemaster cookerhood over, integrated dishwasher, integrated fridge, Zanussi integrated microwave, 2 rear UPVC double glazed windows, Karndean floor, Pantry, door to Hall and door to Utility Room.

The Utility Room is a good size and has also been refitted having a range of grey shaker style units, including 2 tall cupboards, double base cupboard, worktops, tiled splashbacks, sink and mixer tap, Karndean floor, UPVC double glazed rear window and part double glazed UPVC side door.



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On the 1st Floor, there is a Landing having loft access with a ladder, Store (with shelving) and doors to 4 Bedrooms and Bathroom.

Bedroom 1 has its own Entrance Area, having archway to Bedroom and door to En-suite. The Bedroom has a range of wardrobes and top cupboards, 2 bedside drawer units, dressing table with drawers and cupboards and UPVC double glazed front window.

The refitted En-suite has a white suite, including a corner shower cubicle with curved screen doors and waterfall shower, WC, recessed basin with anti-mist mirror cabinet over including light, chrome ladder radiator, Porcelanosa tiled walls, obscure UPVC double glazed window and extractor.

Bedroom 2, 3 & 4 are all good size rooms, each with UPVC double glazed window and Bedroom 3 with built-in cupboard.

There is a refitted House Bathroom having a white suite, including bath with shower over and side shower screen, semi recessed basin with vanity cupboards below and combined WC with concealed cistern, touch control anti-mist mirror, grey ladder radiator, obscure UPVC double glazed window, Porcelanosa wall & floor tiles and recessed ceiling lights.

The single Garage has an electric door and side part obscure UPVC double glazed pedestrian door.

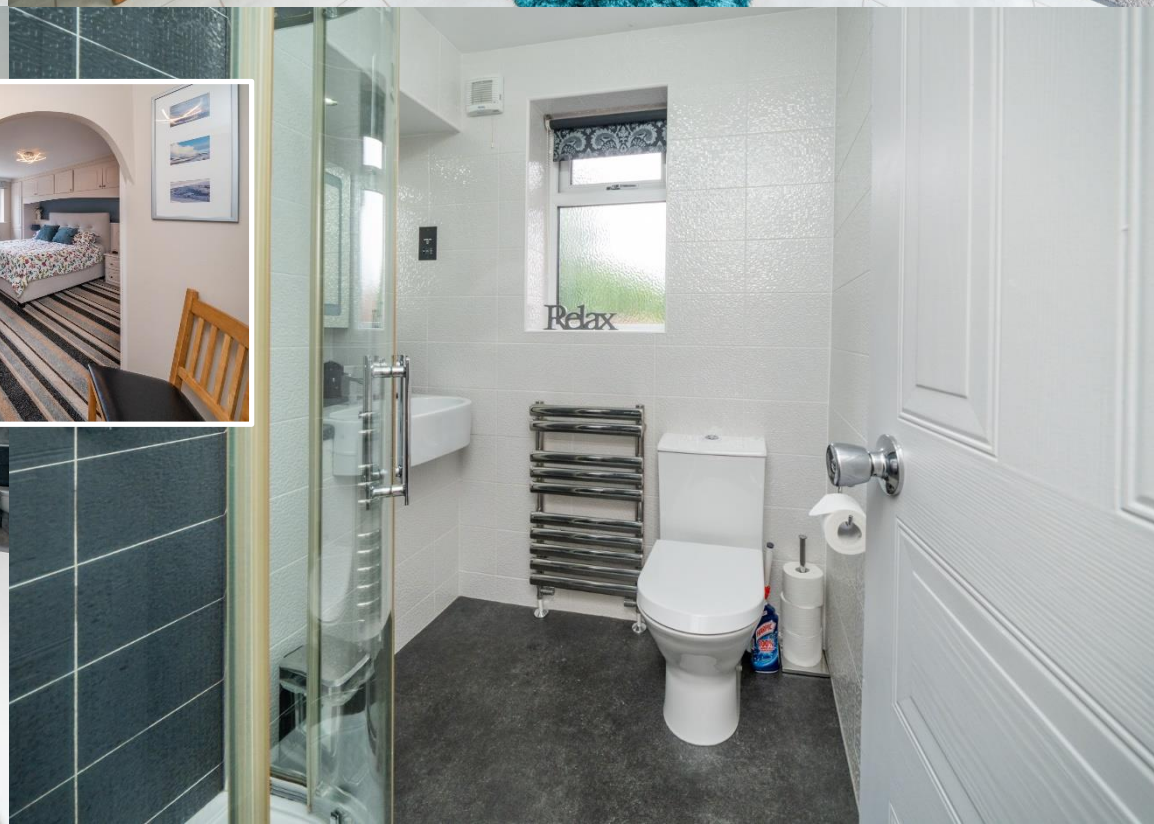
The Rear Garden is east facing having a good size patio area with inset lights to part, pathway leading off, lawn area, chipping borders with shrubs, rear shed, external tap and power point, side path to further shed and side path with gate front.

At the front, there is a good size block paved Driveway providing off-road parking and small circular lawn with gravel area and tree. There is an Ohme Home Pro EV Charger.

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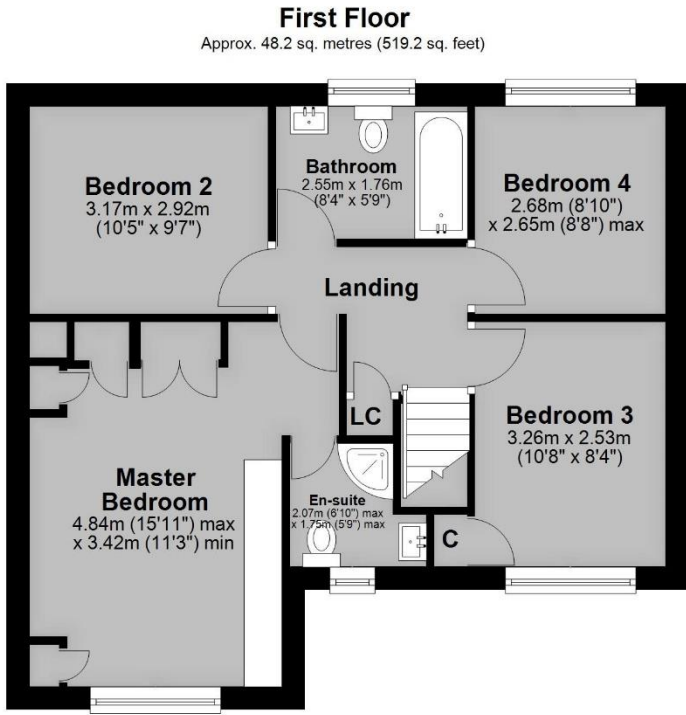
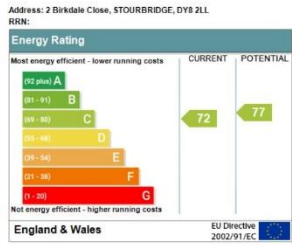
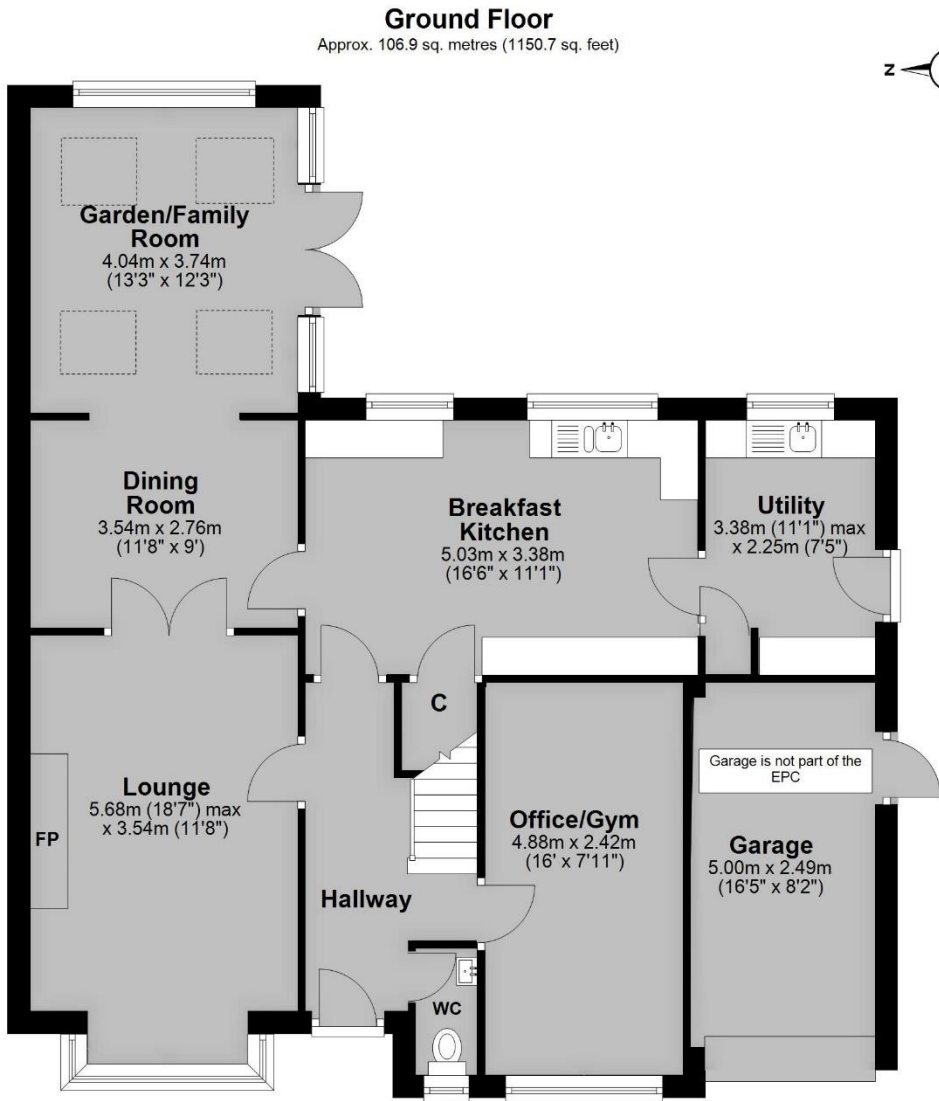
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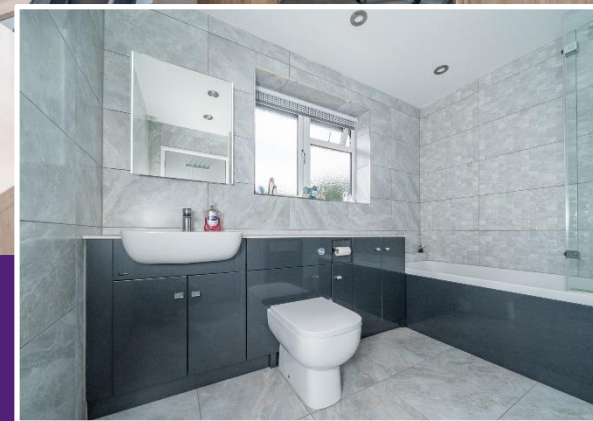


FLOOR PLANS

Tenure: Freehold. Construction: Brick with pitched tiled roof. Services: All main services are connected.
Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Council Tax Band: F



Total area: approx. 155.1 sq. metres (1669.9 sq. feet)



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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